

# City of Orting



## Architectural Design Review Guidelines



## Introduction

All development in the Mixed-Use Town Center and Mixed-Use Town Center North zones and all commercial and public developments are subject to *Architectural Design Review* to ensure consistency with the adopted Orting theme of "Turn of the Century Western and Victorian," a style of building, architecture, and exterior lighting used in Orting and the area from Statehood in 1889 through World War I. This includes new construction or major renovation and alteration or other modifications to

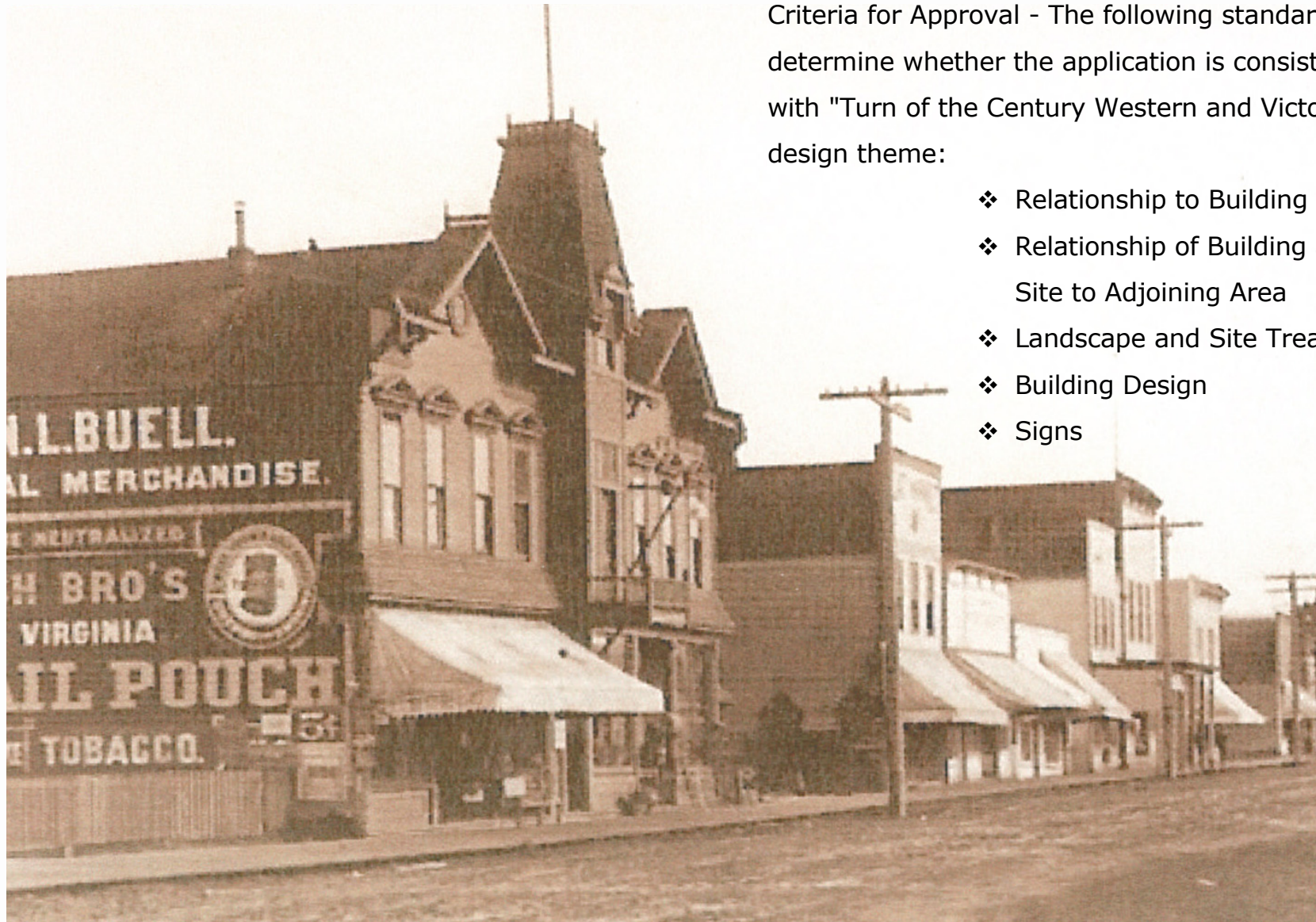
- ❖ buildings
- ❖ accessory structures
- ❖ signs
- ❖ street furniture
- ❖ and other public property as described in Section 13.6.6 OMC.

Evaluation of a project will be based on quality of its design and its relationship to the natural setting of the valley and mountain settings.

The purpose of this guidebook is to provide applicants with information necessary to prepare necessary applications for Administrative Design Review. The guidebook is a supplement to the Orting Municipal Code which is the adopted basis for permit approvals. Illustrations used here include examples of Orting projects as well as examples from other sources.



## Criteria



Criteria for Approval - The following standards determine whether the application is consistent with "Turn of the Century Western and Victorian" design theme:

- ❖ Relationship to Building Site
- ❖ Relationship of Building and Site to Adjoining Area
- ❖ Landscape and Site Treatment
- ❖ Building Design
- ❖ Signs

**Historical Photo of Downtown Orting**





## Relationship to Building Site



The site shall be planned to accomplish a desirable transition with the streetscape and to facilitate pedestrian movement.

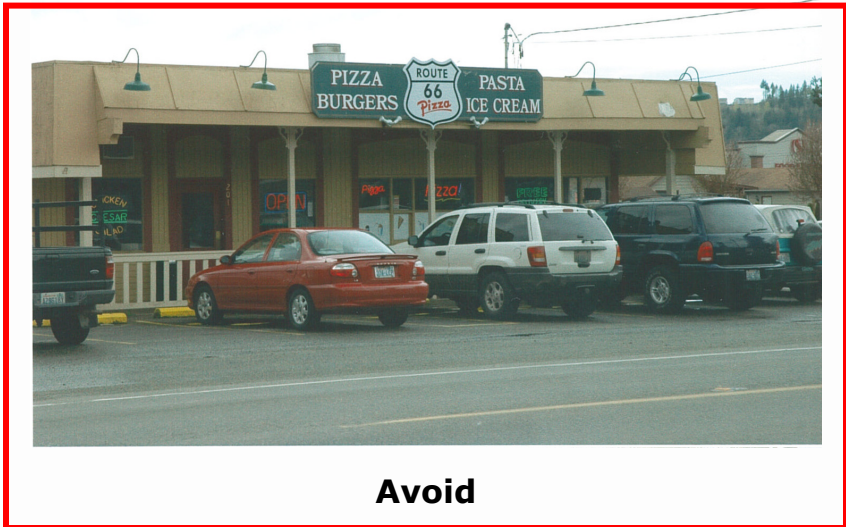
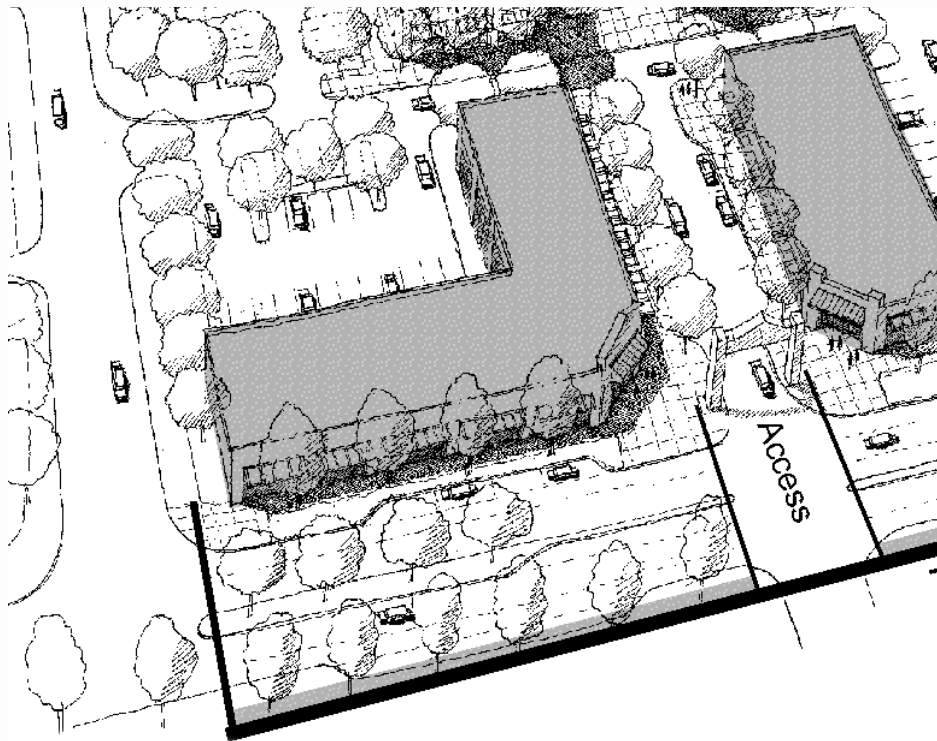




## Relationship to Building Site

Locate parking behind or between buildings.

Front buildings on the street.



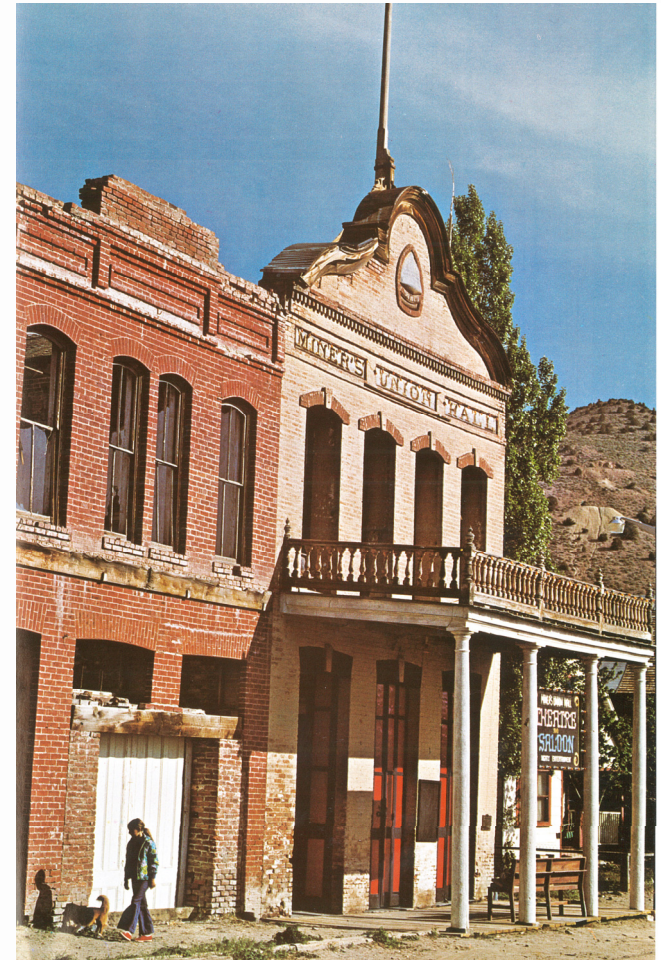
**Avoid**



## Relationship to Building Site

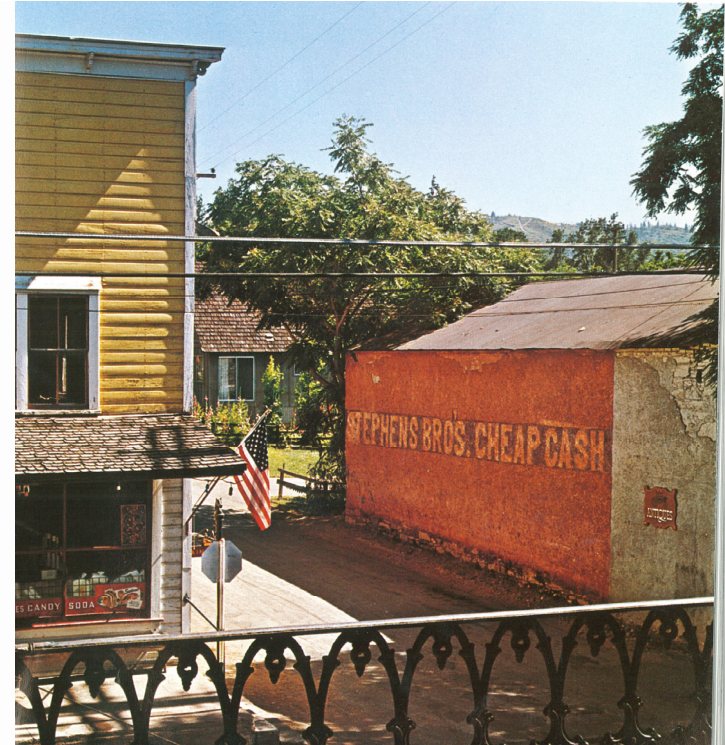


Make height and scale of buildings compatible with the site and adjoining buildings.





## Relationship of Building and Site to Adjoining Area



Create harmonious design in terms of materials, architectural design, and building scale.





## Relationship of Building and Site to Adjoining Area

Provide attractive landscaping that transitions to adjoining properties.





# Landscaping and Site Treatment



Preserve existing physical features through site design and create inviting landscaped areas.





## Landscaping and Site Treatment



Design landscape treatments that enhance architectural features, strengthen vistas, and provide shade.



## Landscaping and Site Treatment

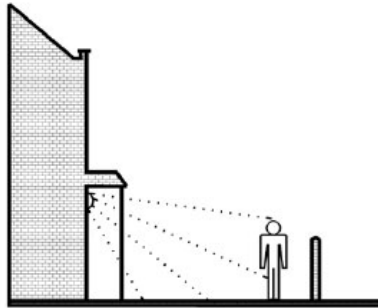


Provide screening of service areas using landscaping and fences or walls.





# Landscaping and Site Treatment



**Avoid**

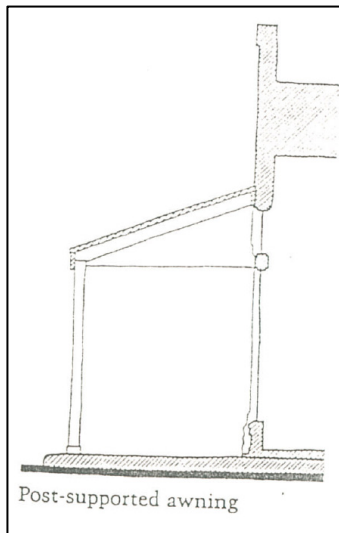
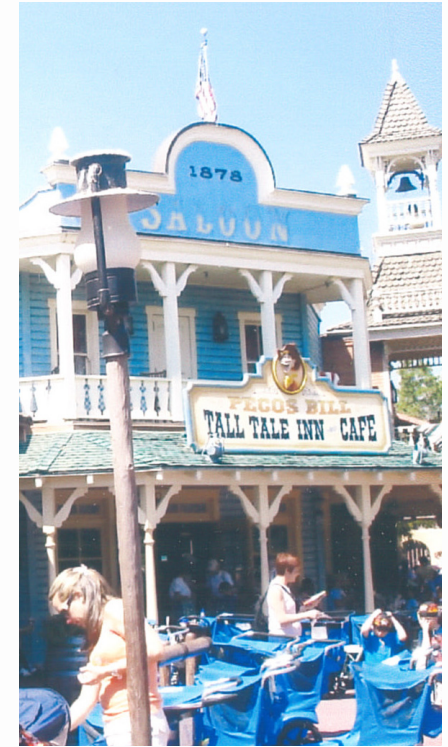
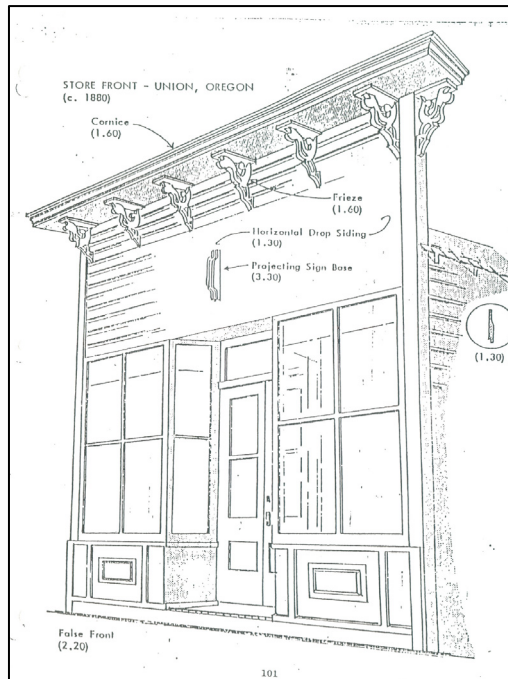


Provide exterior lighting that is subtle and attractive and that enhances the building and site.

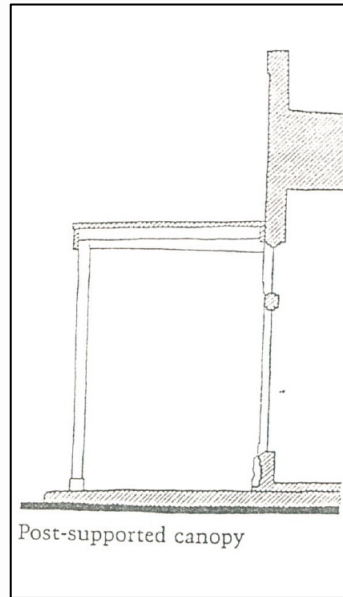


# Building Design

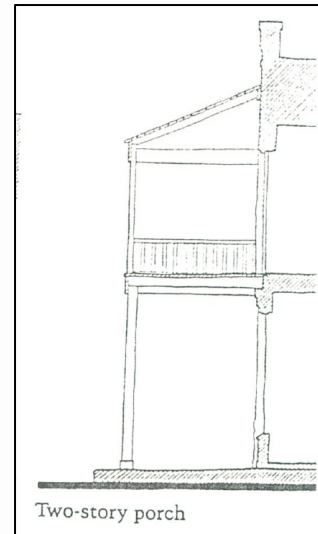
Represent Western and Victorian architecture of the 1800s and early 1900s by using wooden fronts, porches, cornices, and wooden post-supported canopies.



Post-supported awning



Post-supported canopy



Two-story porch

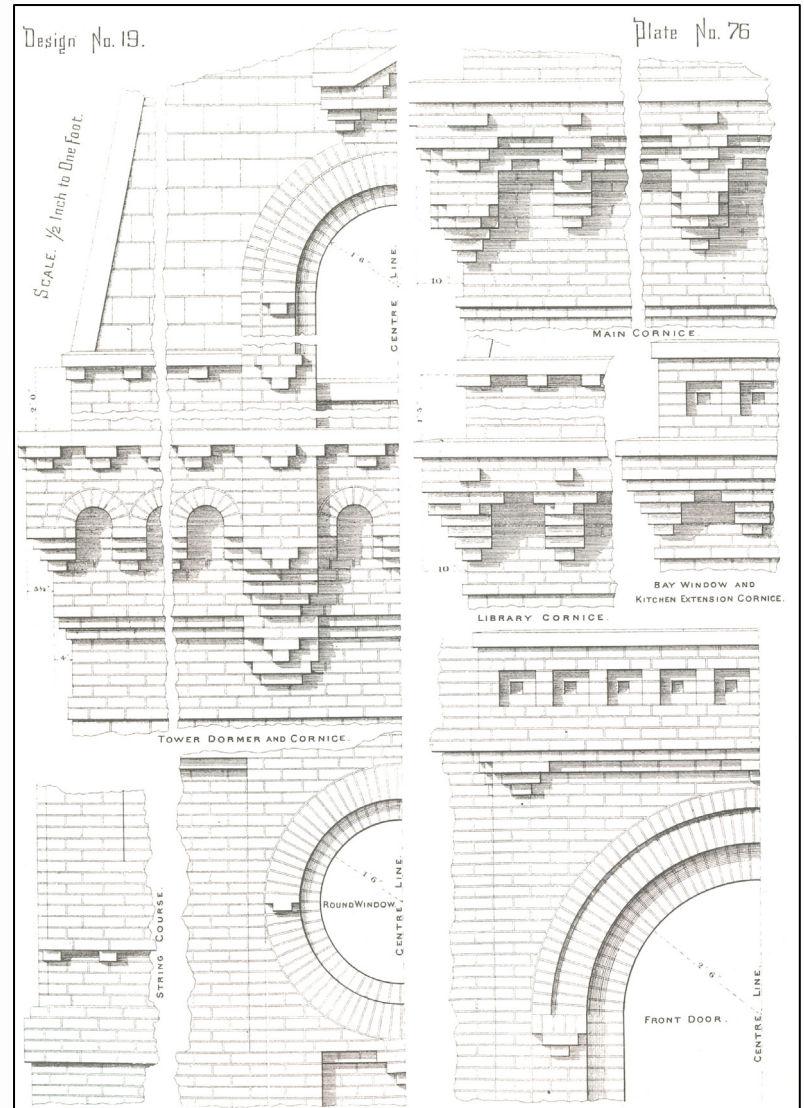




# Building Design



Use other building materials that complement the Western and Victorian architectural style such as masonry, brick, and stone.



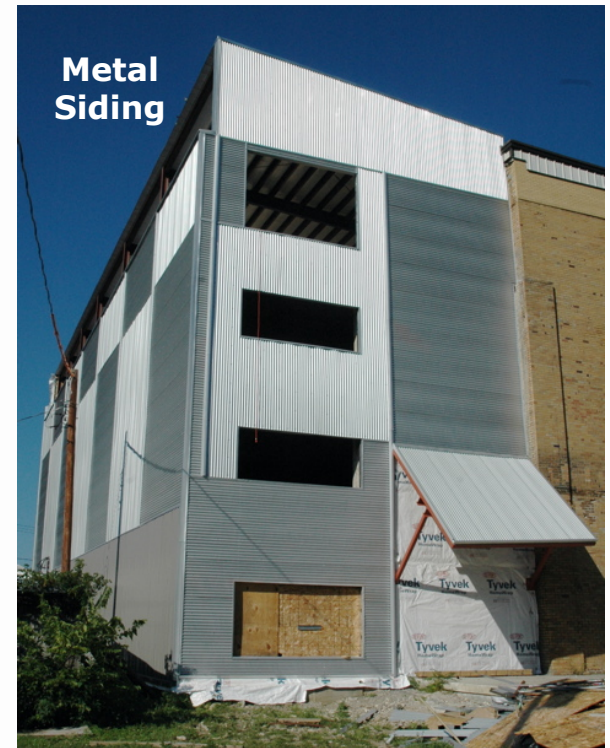


# Building Design



**Avoid**

Avoid the use of materials that have the look and texture of being pre-fabricated or industrial.



## Building Design

Construct commercial and public buildings on-site.

Avoid the use of factory-built structures for commercial and office uses.



**On-Site  
Construction**



**Avoid**





## Building Design

Design buildings with front facades that provide a well proportioned and interesting three-dimensional spatial quality.



*entry feature*

*siding*

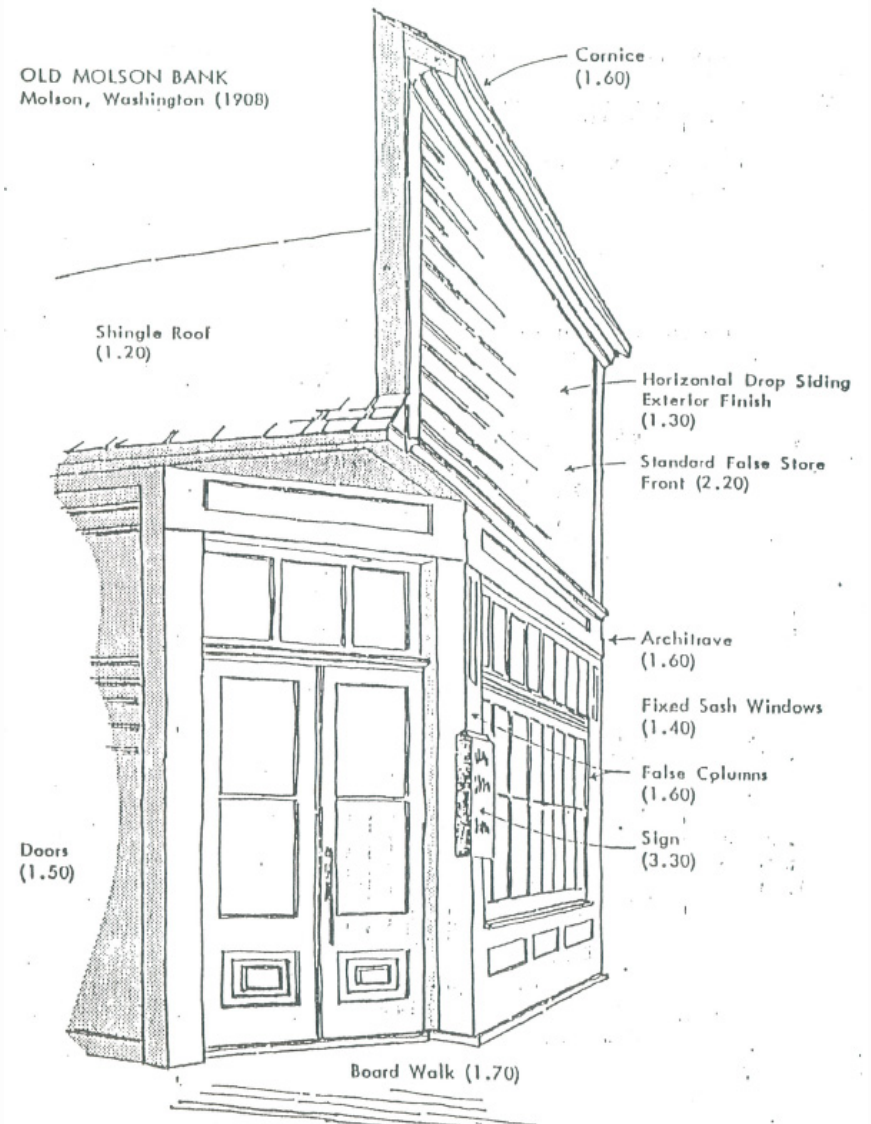
*covered walk*

*belt*



# Building Design

Design buildings so that all visible facades are compatible and complement the front façade.





## Building Design



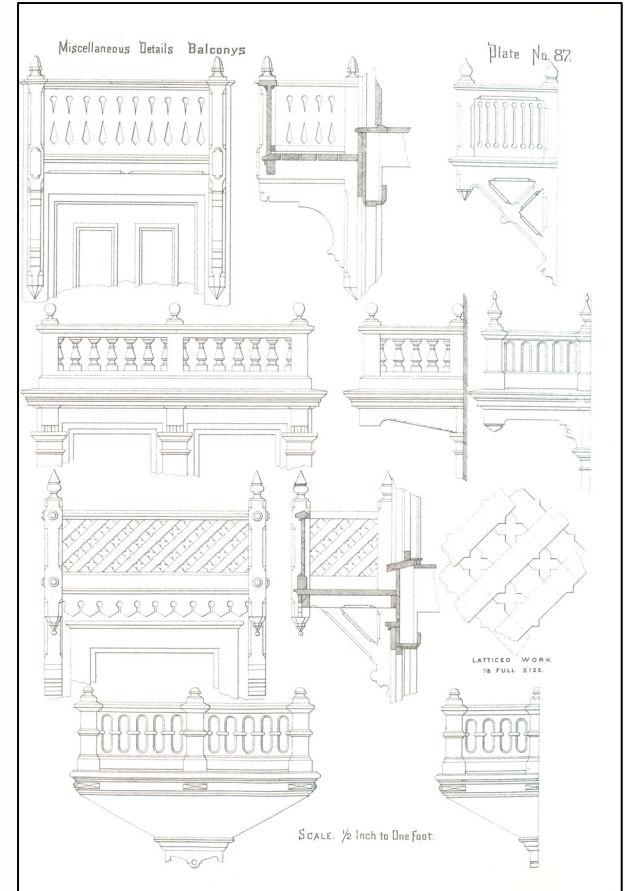
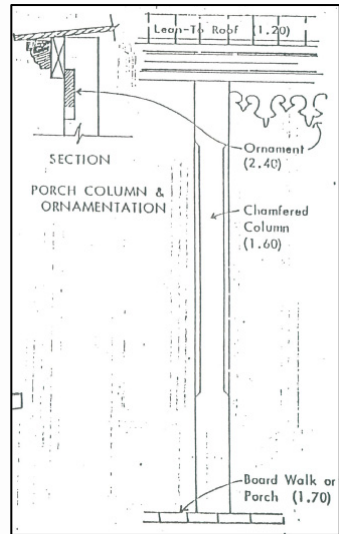
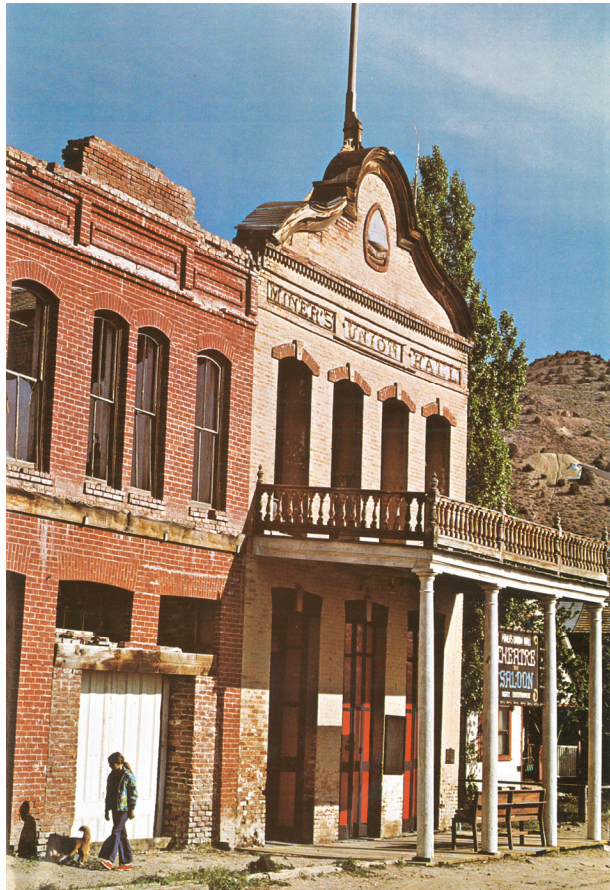
Use false fronts to enhance the front façade of low-rise buildings with flat or gabled rooflines.





# Building Design

Use period materials such as wooden columns and shake shingle on porches, awnings, and marquees.



## Preferred Details

Enhance design with use of ornate banisters and trim.





# Building Design



Use windows of a shape and size that reflect Western and Victorian architectural design.

Enhance with decorative pediments and sills.



**Preferred Details**



# Building Design

Use colors that are harmonious with adjacent buildings and characteristics of colors used in the early 1900s.

*possible palettes*

**Body**  
 Renwick Olive SW 2813  
 Rookwood Dark Brown SW 2808  
 Renwick Golden Oak SW 2824

**Body**  
 Rookwood Blue Green SW 2811  
 Rookwood Terra Cotta SW 2803  
 Renwick Rose Beige SW 2804

**Body**  
 Downing Straw SW 2813  
 Rookwood Red SW 2802  
 Rookwood Dark Green SW 2816

**Body**  
 Renwick Heather SW 2818  
 Downing Slate SW 2819  
 Downing Stone SW 2821

**Body**  
 Downing Earth SW 2820  
 Downing Sand SW 2822  
 Rookwood Amber SW 2817

Rookwood Dark Red SW 2801  
 Rookwood Red SW 2802  
 Rookwood Terra Cotta SW 2803  
 "TerraCotta" Void Yellow  
 Renwick Rose Beige SW 2804

Rookwood Dark Brown SW 2808  
 Rookwood Medium Brown SW 2807  
 Rookwood Brown SW 2806  
 Renwick Beige SW 2805

Rookwood Shutter Green SW 2809  
 Rookwood Sash Green SW 2810  
 Rookwood Blue Green SW 2811  
 Rookwood Jade SW 2812

Rookwood Dark Green SW 2816  
 Renwick Olive SW 2815  
 Rookwood Antique Gold SW 2814  
 Downing Straw SW 2813

Renwick Golden Oak SW 2824  
 Rookwood Clay SW 2823  
 Downing Sand SW 2822  
 Downing Stone SW 2821

Rookwood Amber SW 2817  
 "TerraCotta" Void Yellow  
 Renwick Heather SW 2818  
 Downing Slate SW 2819  
 Downing Earth SW 2820

\* Available only in Exterior Sheen.  
 Samples approximate the actual paint color.  
 Some colors limited to select product lines.

## Sherwin Williams, Exterior Color Preservation Palette

Reproduction of colors on this page is approximate. Refer to approved City of Orting color palette.

KM849-M Lancaster Gray  
 KM850-N Olde Brick  
 KM851-L Dover White  
 KM852-N Allentown Green  
 KM854-N Salem Red  
 KM853-D Gascony Gray  
 KM855-L Rock Garden  
 KM856-N Musket Green  
 KM857-L Revere Gray  
 KM858-N Windsor Blue  
 KM837-M Cobblestone  
 KM838-N Burgundy  
 KM839-N Dark Olive  
 KM840-N Umbrella Black

## Kelly-Moore, Historical Color





# Building Design



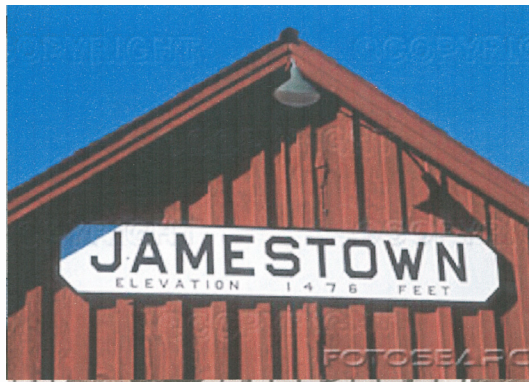
Use a variety of detail, form, and siting to provide visual interest and avoid monotony.





# Signs

Integrate the size, design, and placement of signage with the Western and Victorian architectural design theme.



# Signs

Use these listed fonts or fonts that are similar in design.

Circus: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Country Fair: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Barnum Style: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Horndon: A A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Goldmine: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Graphis Extra Bold: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Ornamental Halfblock: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

PTBarnum: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**





# Signs

Use these listed fonts or fonts that are similar in design.

Rodeo: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Romantique No. 5: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Signboard Gothic: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Stencil: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Windsor Extra Bold Condensed: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Windsor Ultra Heavy: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**



# Signs

Avoid

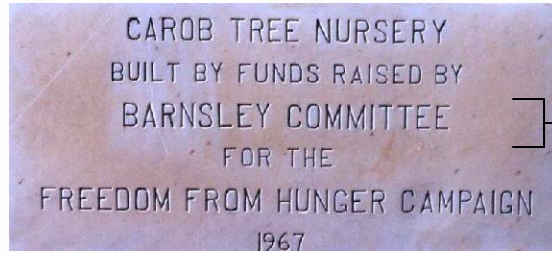


Avoid visual clutter by minimizing the number and size of signs while still providing a clear and concise message.



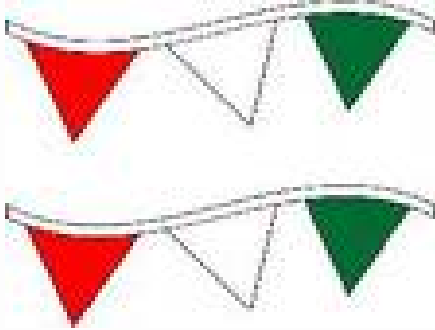


# Signs



1 inch

Although most exterior signs are subject to design review, some signs are exempt including flags and insignias, commemorative plaques, window signs, and temporary signs.



Exempt



# Signs

## Avoid



Avoid the use of illuminated exterior signs.

Use indirect lighting to illuminate sign surfaces.



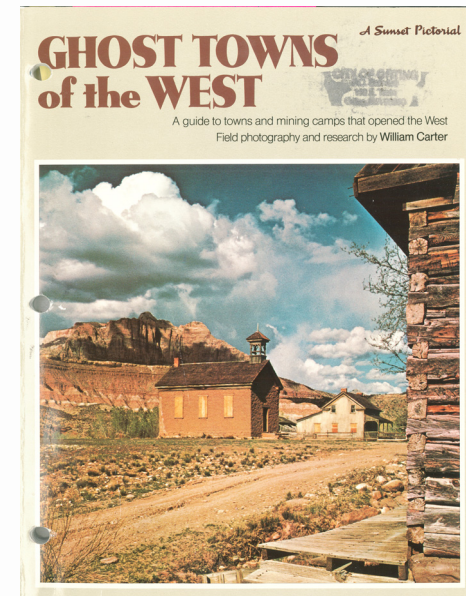
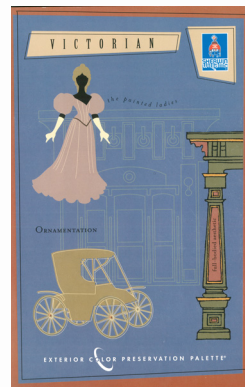
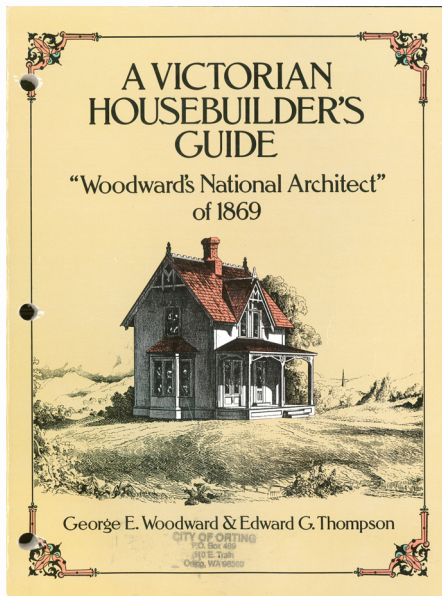


## Additional Resources

Examples of this architectural style may be found in the following publications:

1. "The History of the Town of Orting", Alice Rushton. Warren's Printing and Graphic Arts Center, Olympia, WA.
2. "Historic Preservation of Tacoma", City of Tacoma, Department of Community Development, Tacoma, WA. 1979.
3. "Ghost Towns of the West", William Carter, Sunset Publishing Corporation, Menlo Park, Calif. 1992.
4. "A Victorian Housebuilders Guide", George E. Woodward and Edward G. Thompson, Dover Publications, Inc., 31 E. 2nd St., Mineola, NY 11501. 1988.

These publications, exterior color charts and similar related reference works are available at the Orting City Hall for review use by applicants and by the public.



# Approvals

The applicant has the burden of proving that the proposed design meets the criteria described above. Thorough documentation of the proposal's compliance with the criteria will greatly assist in the design review process and improve the likelihood of approval. *Applicants are encouraged to request a pre-application meeting with City prior to submitting an application. This will enable the applicant to understand the criteria and their application in the review, including how similar proposals have succeeded. It will also enable the City staff to initiate the scheduling of the review process based on the extent and complexity of the proposal.*

1. Ten (10) copies of the application packet must be submitted, each including:
  - a) A completed application cover sheet.
  - b) A site plan drawn at 1" = 100' minimum showing building(s), parking areas, landscaping, signs, lighting standards and other architectural features of the existing site conditions and the proposal;
  - c) Building elevations at 1/4" = 1' showing all features of the proposal including, but not limited to: doors, windows, signs, canopies, parapets, finish materials, and attached lighting;
  - d) Color selections consistent with the design review standards;
  - e) Other written or graphic information describing and illustrating the proposal; and
  - f) Mailing labels for all property owners within three hundred (300) feet of the project site.
  - g) Filing fee.

Applications for ADR shall be submitted to the City in accordance with the pre-application meeting instructions and forms provided. Applications shall provide information defining the design proposal for construction, changes, renovation, alterations or remodeling proposed by the applicant.

2. City staff will prepare a report to the Planning Commission, describing the proposal and evaluating its conformance with the review criteria.
3. The Planning Commission will hold a public meeting on the submittal and based on the evidence shall either approve or deny the submittal with written findings. Applicants should note that the public meeting may be continued beyond a single session if the Planning Commission determines that the application is incomplete, is unclear, or contains elements that do not comply fully with the criteria. Approvals may be conditioned by the Planning Commission to resolve any inconsistencies between the proposal and the design standards. The decision of the Planning Commission may be appealed to the Hearing Examiner.

Applications that are only for the painting of a structure wherein the proposed colors match those denoted on the exterior color charts on file at City Hall, shall not be subject to Planning Commission review and public hearing or permit fee. (The Building Inspector shall determine if proposed colors match those on file.)

